

FOR SALE

# 2-8 CARNOUSTIE PLACE, GLASGOW G5 8PH



## INDUSTRIAL UNIT 10,349 SQ FT (961 SQ M) EXCEPTIONAL LOCATION

- Fronting Scotland Street
- Adjacent to M8, M74 and close to city centre

SAT NAV 📶 G5 8PH

Contact  
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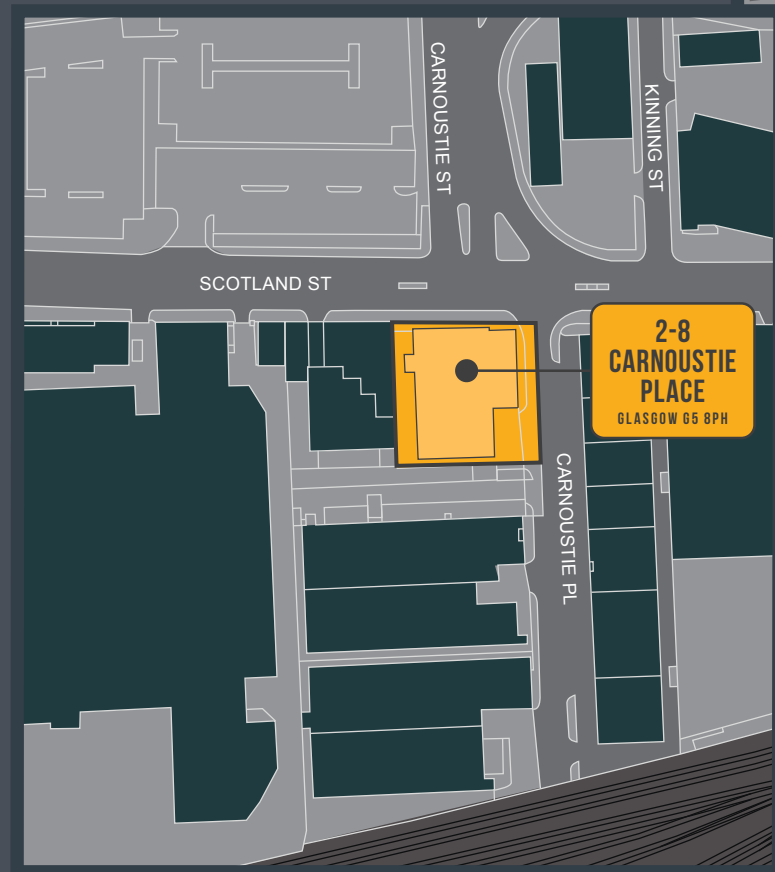
**Denwolf**

**0141 225 8555**  
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# LOCATION

Carnoustie Place is located within the Tradeston/ Kingston area of Glasgow and fronts onto Scotland Street.

It has excellent links to the M8 and M74, with access directly adjacent to property. West Street and Shields Road Underground Stations both very close to the property and Glasgow City centre is 1 mile to the North.



2-8 Carnoustie Place, Glasgow G5 8PH

CG image shows the units potential if refurbished.



## DESCRIPTION

A detached industrial unit measuring 10,349 sq ft with office pod to the front and warehouse to rear with vehicle door. The unit would benefit from being refurbished and we expect that a buyer might want to invest in re-roofing before taking occupation. The CG image shows the units potential if refurbished.

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Shows current tenant fit-out.

## RATEABLE VALUE

We understand the property has a Rateable Value of £39,750  
All rating enquiries should be made to Glasgow Assessors Department.

## EPC RATING

A copy of the EPC is available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant or purchaser being responsible for any Land and Buildings Transaction Tax (LBTT) and registration fees.

## VAT

All prices, premiums, rents, etc are quoted exclusive of VAT.

## ANTI MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence. As such, personal and/or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

## VIEWING & FURTHER INFORMATION

Call now for further information or to arrange a viewing.

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